

**393 000 €**

**Contact agency**  
**Devier Immobilier SGM**

45, Plan des cafés  
34160 St Genies des Mourgues  
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**For sale ideal investor**

**8 rooms**

**Surface : 195 m²**

**Exposition : Sud**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

double glazing, reversible air conditioning

6 bedroom

2 bathrooms

4 WC

1 garage

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**



### **Ideal investor 7925 Castries**

**Ideal investors! Superb village house ideally located in the heart of the town of Restinclières. This house is divided into 4 lots: On the 1st floor there are 2 T4 apartments of 88m² and 70m² already rented. On the ground floor there is a commercial premises of 37m² already rented and a large garage common to the 3 lots. Very well maintained lots, each equipped with reversible air conditioning and each with its own water meter. Cumulative monthly rents excluding charges: €1,842.**

**Fees and charges :**

**393 000 € fees included**

Document non contractuel

